



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Well Presented Detached Property
- Popular & Convenient Development
- Circa 1,234 Square Feet in Total
- Two Reception Rooms & Conservatory
- Three Generous Double Bedrooms
- Two Bath/Shower Rooms
- Landscaped Gardens & Driveway

OLDSTEAD
GROVE, BOLTON

£365,000



Oldstead Grove, Bolton



Oldstead Grove, Bolton



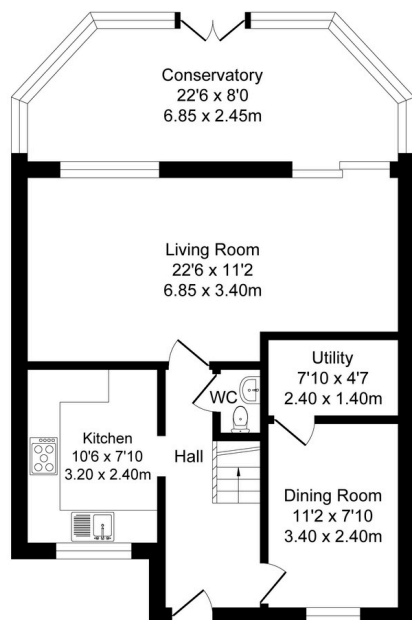
Oldstead Grove, Bolton



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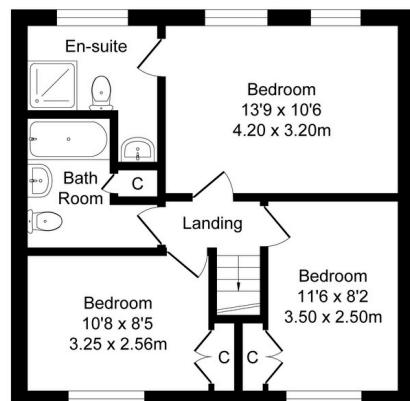
Total Approx. Floor Area 1234 Sq.ft. (114.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 737 Sq.Ft (68.5 Sq.M.)



First Floor

Approx. Floor Area 497 Sq.Ft (46.2 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Affording all the components required of a modern family home, this superb detached property could be the perfect prospect for those looking for a spacious home in which to raise their little ones, tucked away within this quiet residential cul-de-sac and providing a wonderfully family-friendly position.

The consistently popular Ferncrest development is extremely conveniently located just off Beaumont Road, just a couple of minutes' drive from the abundance of local shops, supermarkets and amenities available within the Deane and Daubhill areas, as well as the vast array of high street stores, eclectic eateries and leisure facilities available within the popular Middlebrook Retail Park. First rate transport links are also expediently on hand, with Lostock Train Station mere moments away by car and the motorway network, accessible at junction five of the M61, providing a swift commute to major commercial centres such as Manchester, Bury and Preston. Very well regarded primary and secondary schools are equally accessible with ease, which is always an important consideration with any family home, including the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country.

The property itself has been wonderfully enhanced from its original design with a thoughtful conversion of the integral garage and the addition of a fabulous full-width conservatory to the rear to add further flexibility to the already generous living accommodation, now extending to in excess of 1,230 square feet in total and presented in beautiful order throughout: entering via the welcoming entrance hallway with its spindled staircase to the first floor and handy concealed storage, whilst there is also a useful off-lying two-piece cloakroom WC for when guests drop-by. The comfortable 22' lounge is of a really impressive size, yet still retains that much desired warmth which is perfectly conducive to relaxation, aided in no small part by the feature fireplace with its inset pebble-effect, living flame gas fire. Patio doors provide access through to the vast 22' conservatory, an ideal vantage point from which to survey the rear garden, as well as being a pleasingly sociable environment, lending itself perfectly to entertaining and being comfortably large enough to be utilised for dual purposes, providing space for dining as well as a relaxed seating area in which to retreat and unwind with one's latest novel and a cup of coffee.

A further reception room is currently utilised as a formal dining room, however this could be repurposed for a plethora of uses, such as a study for those who require some space in which to work from home or perhaps a playroom for the youngest members of the family. There is also a convenient off-lying utility room in which to keep the family laundry out of view of unexpected visitors.

The kitchen completes the ground floor living spaces, being fitted with a range of wall and base units in grey with contrasting black laminated work surfaces and incorporating a Rangemaster-style cooker with overhead extractor canopy, whilst there is plenty of space for all one's other essential free-standing appliances.

Up on the first floor, the three double bedrooms will be revealed, all of which are bright and appealing, including the superb 13' principal bedroom which boasts built-in mirrored wardrobes and a generously proportioned, private three-piece en-suite shower room. Bedrooms two and three also benefit from built-in storage, with the accommodation completed by the beautiful family bathroom, which is fully tiled and fitted with a smart three-piece modern suite in classic white, comprising of close-coupled WC, vanity wash hand basin and panelled bath.

The external spaces are every bit as immaculate as the interior, with the front garden being mainly laid to lawn, with off-road parking facilities provided for two vehicles on the double-width, block-paved driveway. The rear garden is an absolute delight and an oasis of calm, being notably not overlooked and wonderfully low maintenance, ensuring any occupants can spend their weekends enjoying rather than caring for the space. An ideal environment for when the sun is shining, the generous space is divided between paving and decking, ensuring one is never without a space in which to relax and recline with a glass of wine whilst soaking up some rays, to site a dining suite or rattan sofa, or perhaps to host those impromptu summer barbeques when the weather allows.

We would highly recommend an early viewing to appreciate all that this lovely home has to offer.



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